

MINUTES
WORCESTER PLANNING BOARD
May 21, 2003

Planning Board Members Present: Joe Boynton
Samuel Rosario
Stephen Petro
John Shea
Anne O'Connor

Zoning Board of Appeals Members Present: John Reynolds

Staff Present: Judith Stolberg, Executive Office of Economic Development
Diana Collins, Regulatory Services
Jody Valade, Regulatory Services
Katie Donovan, Regulatory Services
Jill Dagilis, Code Enforcement
David Holden, Code Enforcement
Michael Pace, Code Enforcement
Jeffrey Head, Law Department
Paul Moosey, DPW
Russell Adams, DPW
Joel Fontane, EONS
Scott Haymen, EONS

Meeting (4:00 P.M.) – Room 310, City Hall

1. **Call to Order:** Chairman Joe Boynton called the meeting to order at 4:00 P.M.
2. **Zoning Ordinance Revisions Meeting:** Joe Boynton made introductions. Jill Dagilis welcomed participants and introduced the members of the Interdepartmental Review Team.

Joel Fontane gave a Power Point presentation that provided an overview of changes to the Zoning Ordinance.

A Q&A followed and the discussion focused on the following issues:

There was some discussion relative to where definitions should be located. Some definitions are in the Article that pertains to them while all others are in Article I - Definitions. It was felt by some that all definitions should be located in Article I and that those that are activity specific can be located in the Article they relate to.

There was discussion concerning increasing the FAR in the downtown area and for housing. Staff advised this would be reviewed from a planning perspective at a later time.

It was also stated that the zoning map must be revised and citywide rezoning needs to be done.

Content of signs was also discussed and also restricting zones where they are allowed.

John Reynolds stated that a posting should be required on all properties that are being reviewed by the Planning Board and Zoning Board of Appeals because some properties are difficult to find for viewing. This would also be an additional notification for neighborhoods.

Density bonuses were discussed and explained by Scott Haymen. It was felt that they should be included as a development and planning tool.

There was considerable discussion regarding changes in administrative and board authority. Joe Boynton stated that administrative review did not allow for abutter's input. More staffing would have to be given the ZBA for Site Plan Approval.

3. **Adjournment:** The Chairman asked the members of the Board to review the revisions and be prepared to discuss and recommend any changes at the June 19, 2003 meeting. The meeting adjourned at 6:10 P.M.